

36 Beau Gardens, Marton-In-Cleveland

£430,000

Michael Poole
SALES · LETTINGS · AUCTIONS



36 Beau Gardens

Marton-In-Cleveland, Middlesbrough

This Wonderful Avant Built 'The Kirkham' Design Detached House in a Cul-De-Sac Position Has an Impressive 1,900 Square Feet of Fabulously Presented and A Layout Fine-Tuned for Growing Families.

- Wonderful Avant Built 'Kirkham' Design Detached House
- Impressive 1,900 Square Foot of Superbly Presented Accommodation & Layout Fine-Tuned for Growing Families
- Five Bedrooms, Master & Bedroom Two Both Have En-Suites
- Cul-De-Sac Position
- Plenty of All Important Car Parking Space & EV Charger
- Double Integrated Garage
- Large Lounge, Utility Room & Cloakroom/WC
- Open Plan Kitchen/Diner with Modern Design Units & Quality Integrated Appliances
- Landscaped Rear Garden with Astro Turf Lawn

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This beautifully presented, family-friendly Avant Built ' The Kirkham' design detached is an ideal family sized home!

It offers five bedrooms, and three bathrooms, is bright, wonderfully presented and just so easy to move straight into.

The property sits in a cul-de-sac and most fortunately backs onto woodland, so it not directly overlooked to the rear and the rear garden.

There is also plenty of car parking on the driveway with access into the double integrated garage and EV charger.

With over 1900 Sq. Ft of accommodation comprising an entrance hall with storage, front living room, 34ft kitchen/living/dining area to the rear with modern range of units and bi-fold doors marrying up the inside with the out. There is also a downstairs WC and utility room.

On the first floor there are four double bedrooms (two with en-suites), further single room and modern family bathroom.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.















































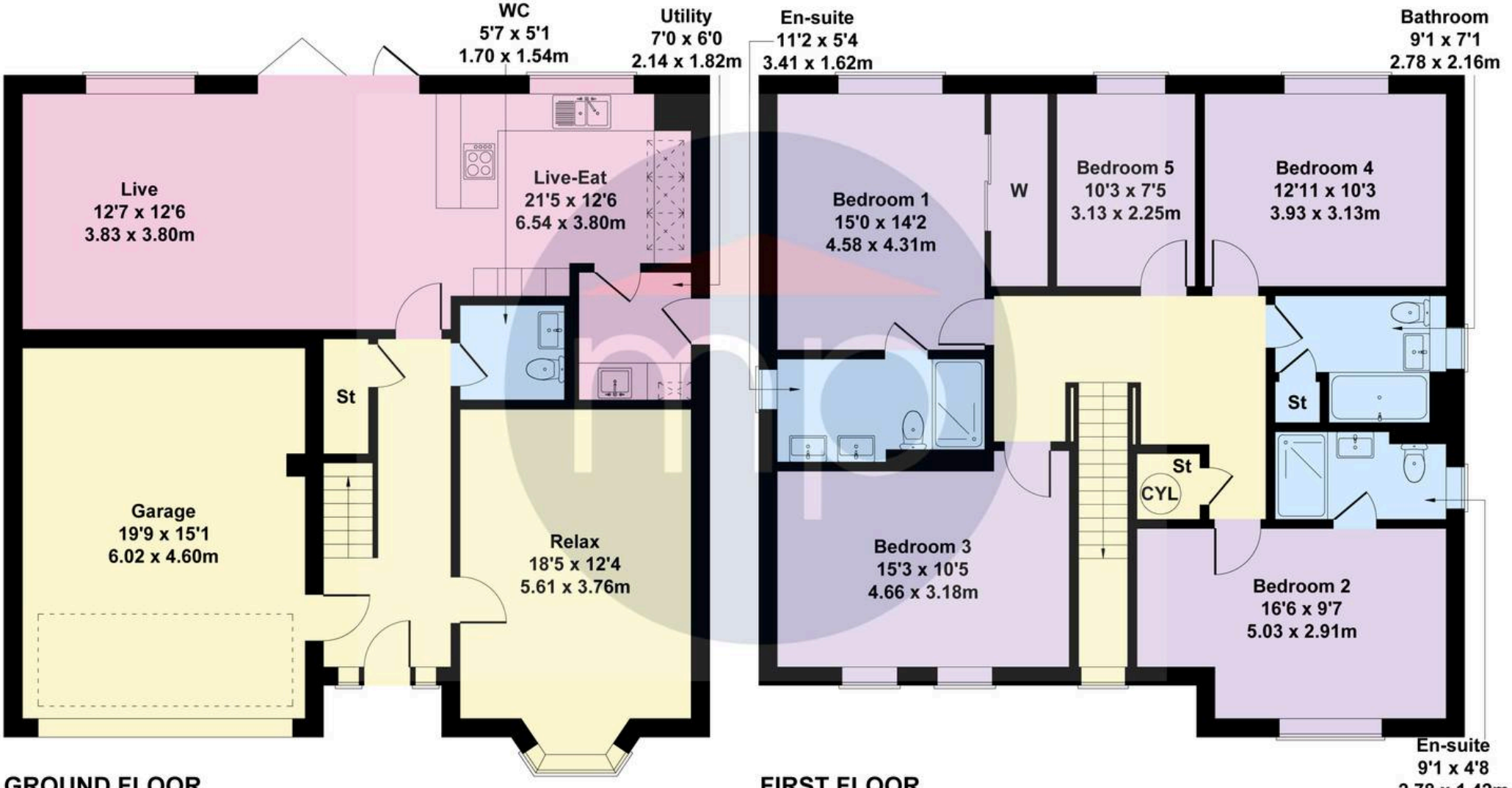


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Approximate Gross Internal Area
2303 sq ft - 214 sq m

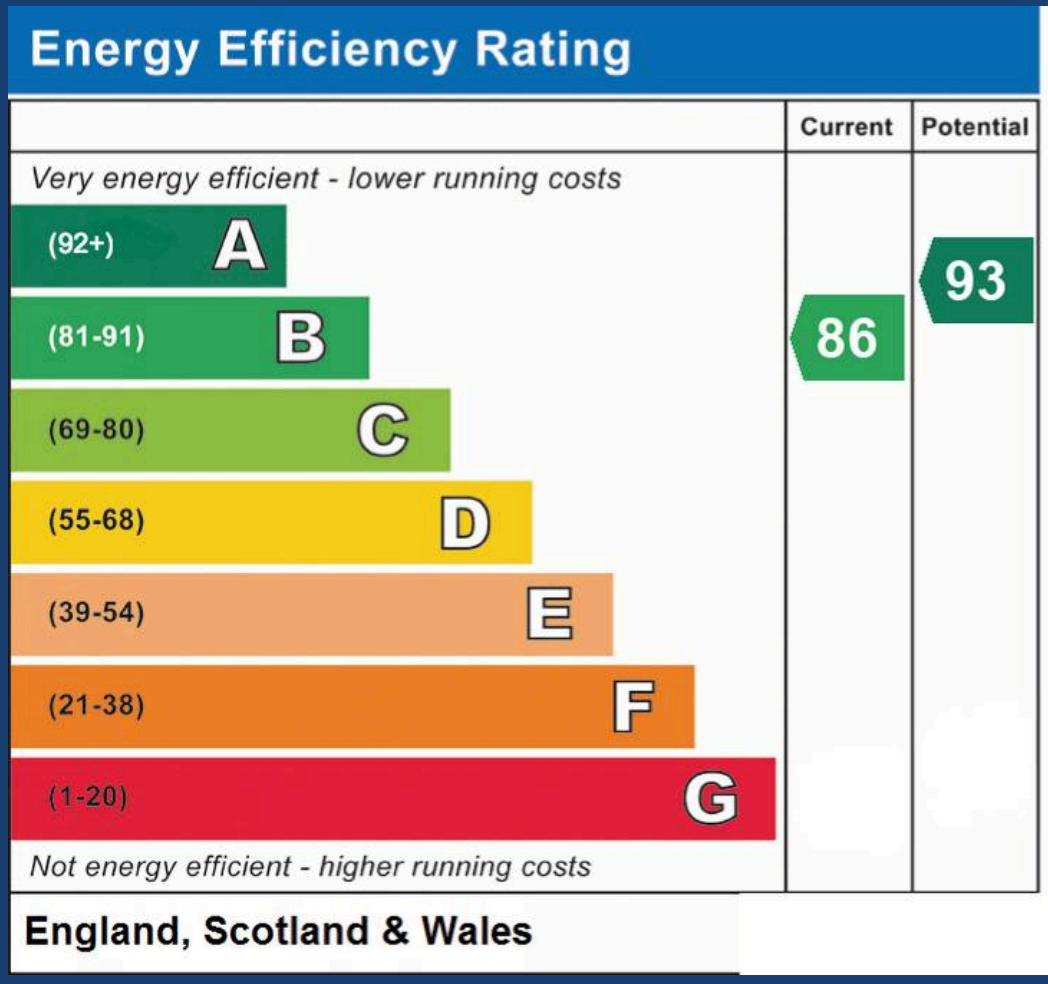


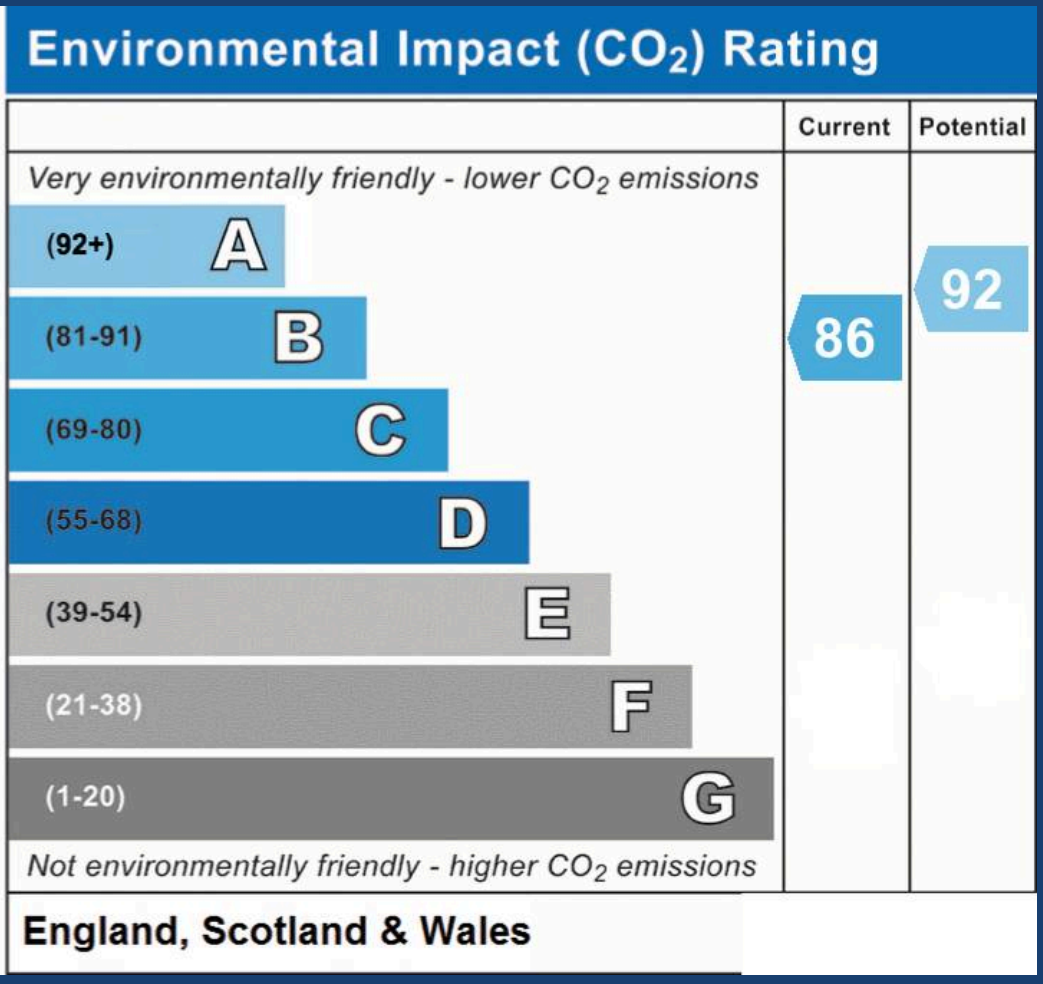
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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Michael Poole Estate Agents, 95 Guisborough Road - TS7 0JS

01642955625

nunthorpe@michaelpoole.co.uk

michaelpoole.co.uk/